



OFFICE SPACE FOR LEASE

PLAZA 21 | CAMP HILL, PA




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(717) 731.1990





PROPERTY HIGHLIGHTS

- Quality class B+ medical office building located in Penn State Health Holy Spirit Hospital campus in Camp Hill, PA
- The highly visible property is located along the US-11/15 Camp Hill Bypass in the central West Shore Business District
- Property offers wide array of suite size options to meet tenant needs
- Location offers excellent nearby amenities such as Dunkin', Starbucks, Sheetz, First Watch, West Shore Country Club, and Penn Harris Hotel & Convention Hall
- Easy access to 

OFFERING SUMMARY

Building Address	425 N 21 st St Camp Hill, PA 17011
Building Type	Class B+ Office Building
Building Use	Medical / Professional
Building Size	62,304 SF
Floors	5
Built / Renovated	1970 / 2018
Available SF	806 - 12,251 SF
Lease Rate	\$17.95 - \$19.95 SF/yr
Lease Type	Full Service + Janitorial
Elevators	2
Security	Yes - Key Card Access
Parking	164 Spaces
Parking Ratio	4.5/1,000 SF (expandable)
Lot Size	2.29 Acres
Submarket	Harrisburg West
County	Cumberland
Municipality	East Pennsboro Twp
Zoning	Commercial General (CG)
Access	US-11/15 Camp Hill Bypass via 21 st St

PROPERTY OVERVIEW

Desirable Location - Camp Hill is located just three miles west of Harrisburg, the state's capital. Harrisburg continues to see job growth and benefits from its built-in base of government jobs. Additionally, Harrisburg is home to two Fortune 500 companies, Hershey and Rite Aid. The Property is in proximity to a large amount of housing, providing access to a labor base. Camp Hill is home to a significant concentration of businesses within the healthcare industry, with Education and Health Services being the third largest economic sector in the Harrisburg MSA. This property is ideally located on campus of Penn State Health Holy Spirit Hospital Campus.

Easily Accessible to Surrounding Areas - The Property is located in the middle of the convergence of multiple highway systems, granting it easy access to neighboring cities. Camp Hill is located off of Route 15, which connects to Interstates 81 and 83. Interstate 81 is situated north of the Property, extending south into Maryland and connecting the Property with Carlisle and Chambersburg. I-83 connects to I-76 the PA Turnpike, which connects the Building with the eastern and western regions of Pennsylvania. The Property's excellent location provides potential tenants great access to the surrounding labor base.

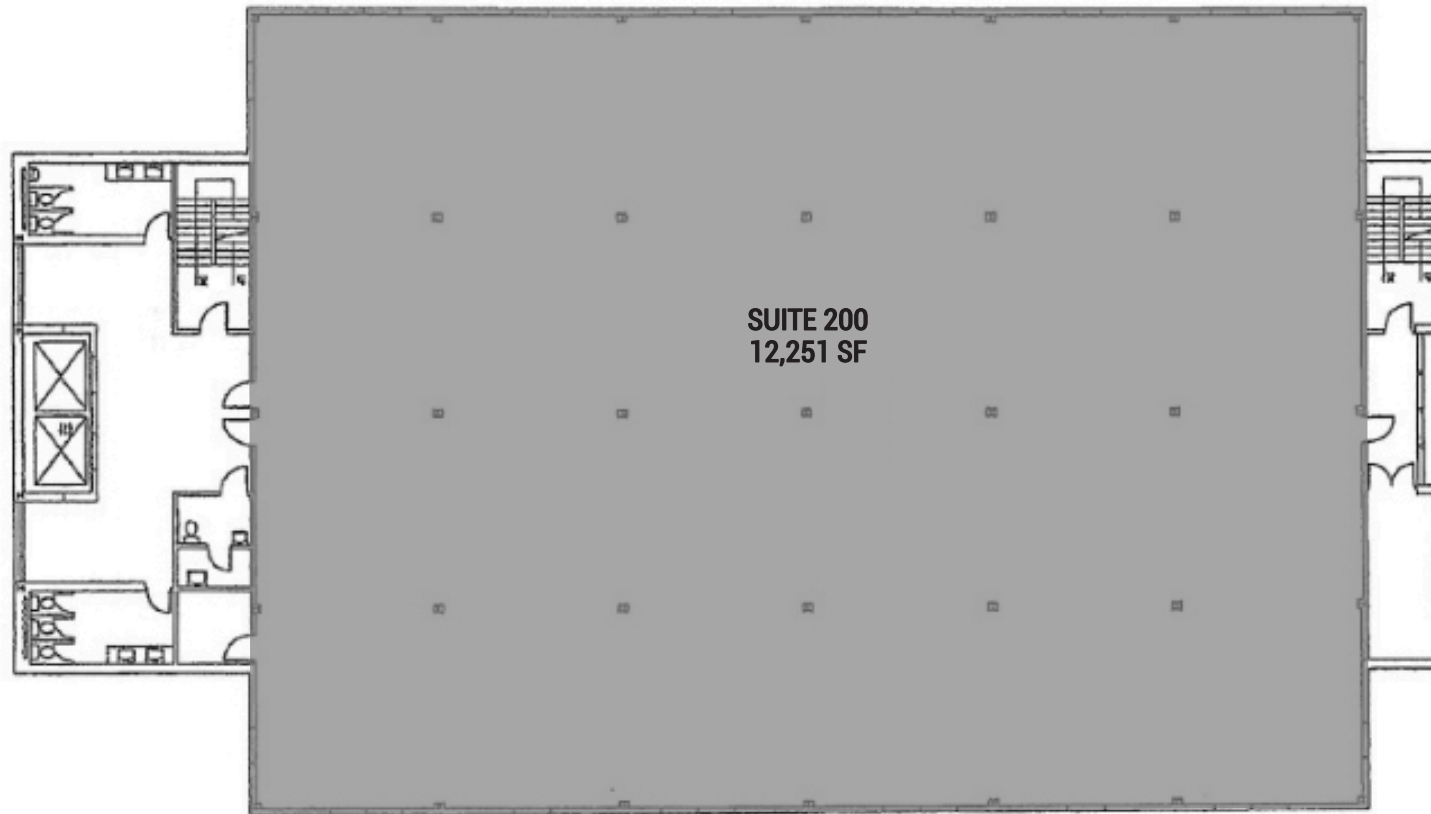
AVAILABLE SPACE

LEASE INFORMATION			
FLOOR	AVAILABLE SF	LEASE RATE	LEASE TYPE
2 nd	12,251 SF	\$19.95 SF/yr	Full Service + Janitorial
4 th	896 - 4,886 SF	\$17.95 SF/yr	Full Service + Janitorial





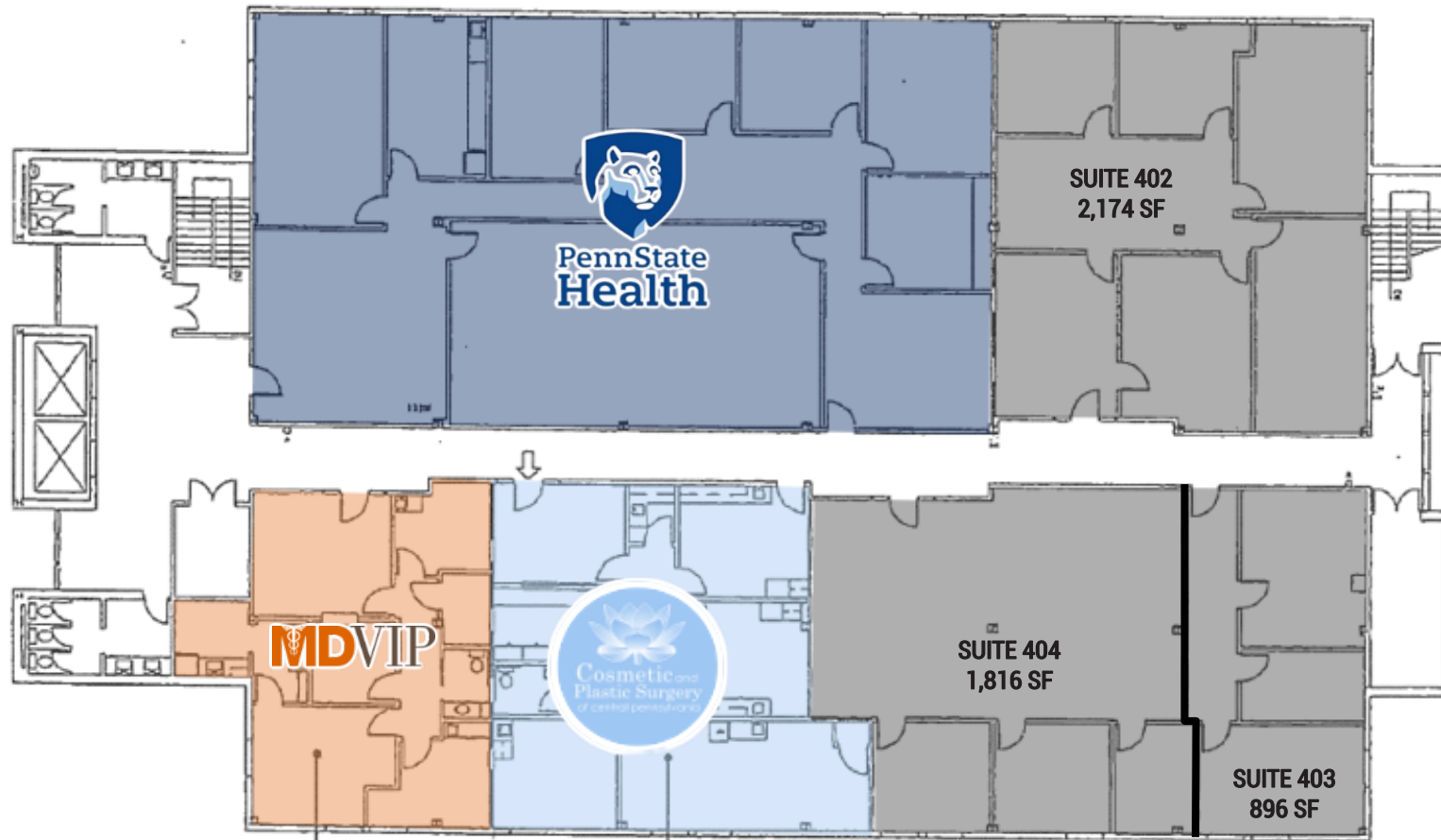
SECOND FLOOR



LEASE INFORMATION

Suite	Available SF	Lease Rate	Lease Type
200	12,251 SF	\$19.95 SF/yr	Full Service + Janitorial

FOURTH FLOOR



LEASE INFORMATION

Suite	Available SF	Max Contiguous	Lease Rate	Lease Type
402	2,174 SF	2,174 SF	\$17.95 SF/yr	Full Service + Janitorial
403	896 SF	2,712 SF	\$17.95 SF/yr	Full Service + Janitorial
404	1,816 SF	2,712 SF	\$17.95 SF/yr	Full Service + Janitorial

PROPERTY AERIAL



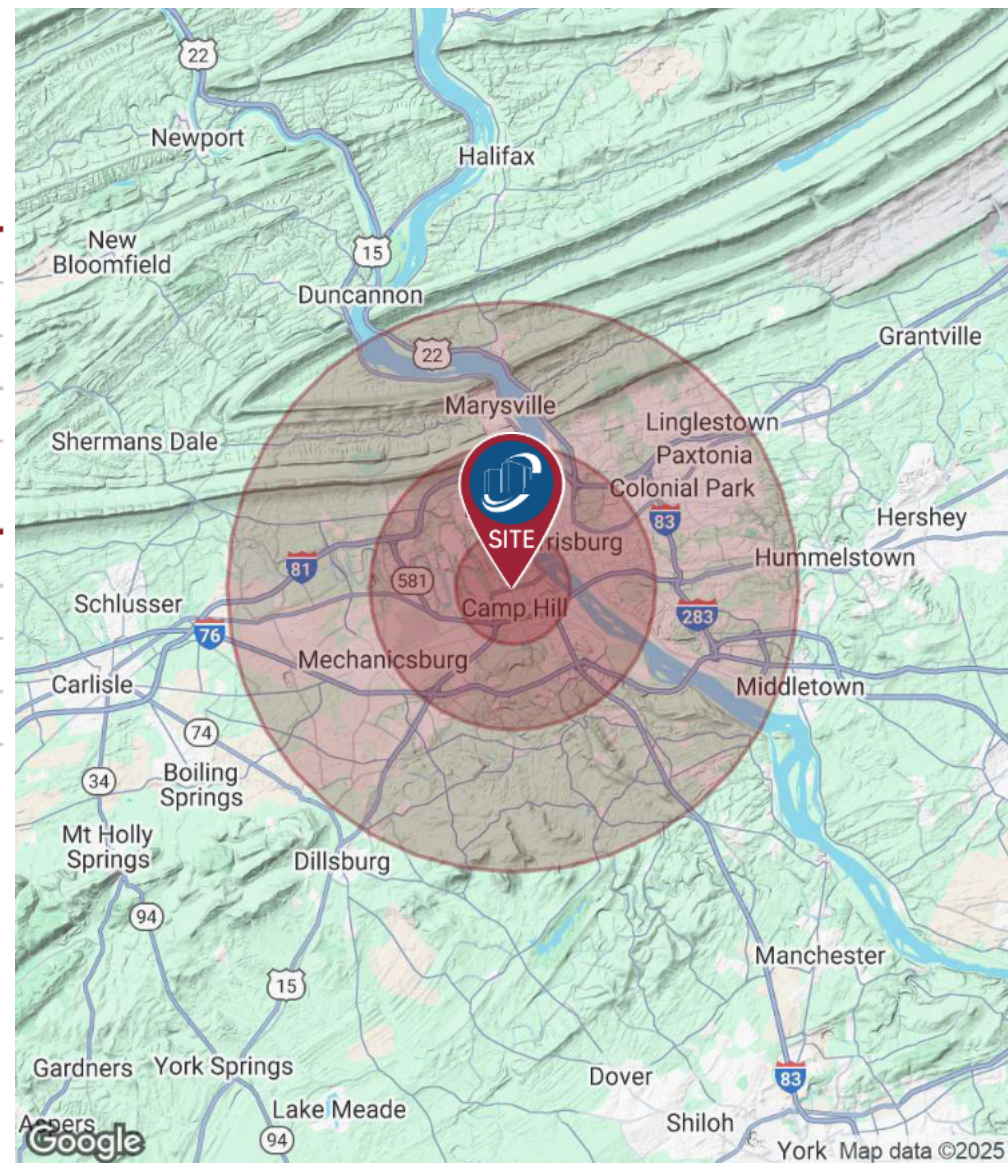
TRADE AERIAL



DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	35,600	200,820	385,030
Average age	43	41	41
Average age (Male)	42	39	40
Average age (Female)	44	42	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	15,739	82,931	155,380
# of persons per HH	2.3	2.4	2.5
Average HH income	\$110,260	\$101,035	\$108,068
Average house value	\$297,350	\$255,009	\$291,875





425 N 21ST ST
CAMP HILL, PA

OFFICE SPACE AVAILABLE
FOR LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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